



13 College Road, Harrogate, North Yorkshire, HG2 0AQ

£375,000

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A stunning three-bedroom town house situated on the ever-popular Harlow Hill, just off Otley Road.

This superb property offers spacious accommodation arranged over four levels, with stylish bathroom and kitchen fittings.

College Road is a fashionable location on the southwest side of Harrogate, close to the Pinewoods, Valley Gardens, local shopping parade and excellent schools. whilst also being well place for daily commuting to Yorkshire's principal business districts. An internal viewing is recommended to appreciate this very well-presented home.





The accommodation has the benefit of gas central heating and comprises –

**GROUND FLOOR
ENTRANCE LOBBY**

Leads to –

ENTRANCE HALL

With tiled floor and stairs leading to the upper floors.

LIVING ROOM

Feature bay window with shutters. Log-burning stove. Opens to –

DINING ROOM

A particularly attractive room with fitted cupboards, tiled floor with under-floor heating. Window to rear. Opens to –

KITCHEN

Well equipped with framed Shaker-style wall and base units and quartz work surfaces with inset sink unit. Fitted appliances, tiled floor and window to rear. Side door leads to the rear courtyard garden. Under-floor heating.

LOWER GROUND FLOOR

Storage rooms with plumbing for utility area which could be converted to additional living accommodation.

FIRST FLOOR

SPLIT-LEVEL LANDING

With stairs leading to the second floor.

BEDROOM 1

Window to front.

BEDROOM 2

Window to rear and built-in wardrobe.

BATHROOM 1

Modern white suite comprising bath with shower above, washbasin and WC. Window to rear.

SECOND FLOOR

HALF LANDING

With eaves storage.

LANDING / STUDY AREA

BEDROOM 3

Window to front. A good-sized room.

BATHROOM 2

With shower cubicle, free-standing bath, washbasin and WC. Two Velux windows.

OUTSIDE

Attractive courtyard garden to rear. Access to rear with electric car charging point.

Tenure - Freehold

Council Tax Band - D



Total Area: 158.5 m² ... 1707 ft²

All measurements are approximate and for display purposes only.
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